# Field Head Farm
# Brackenthwaite Lane, Pannal

Strutt & Parker

Land and property. Since 1885.

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Main house 4,334 sq. ft
3 reception rooms | 4 bedrooms | 4 bathrooms
Garage | Stable | Gym
2 acres | Semi-rural

**Guide price £2,250,000**

An exceptional private country home with picturesque views over Almscliffe Crag, offering a paddock and outbuildings with planning permission to extend the existing house and create a bespoke two bedroom dwelling.

Field Head Farm is a charming stone-built period home offering beautifully presented accommodation that has been sensitively updated while retaining a wealth of character, including exposed timber beams, vaulted ceilings and impressive stone fireplaces.

The welcoming reception hall creates a striking first impression with its vaulted ceiling, oak beams and oak flooring. Beyond lies the generous sitting room, centred around a substantial Stovax fireplace with wood-burning stove. At the heart of the home is the superb open-plan kitchen and dining room, crowned by a magnificent timber-framed vaulted ceiling and fitted with bespoke cabinetry, granite work surfaces, a central island, integrated appliances and an Aga. With ample space for family dining and direct access to the patio via a stable door, it is ideally suited to modern living and entertaining. Additional ground-floor accommodation includes a cosy family room with open fireplace, a ground-floor bedroom with en suite shower room, a study or fifth bedroom, a family bathroom and a utility room.

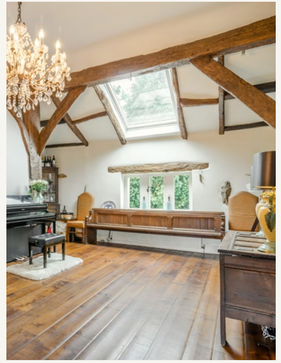
The first floor is arranged across two wings, accessed via separate staircases, providing flexibility and privacy. The principal bedroom enjoys a vaulted ceiling, built-in wardrobes and an en suite bathroom, while two further bedrooms, one with en-suite bathroom, each benefit from private staircases..

Fieldhead Farm — A Consented Family Home with Panoramic Almscliffe Crag Views.

A compelling balance of traditional stone character and modern family living, with consented plans for a two-storey extension, garden room and expanded accommodation of up to 5–6 bedrooms.

Fieldhead Cottage — Ready Today. Expandable Tomorrow.

Planning consent for a two-bedroom stone bungalow offering private single-level country living, with a permitted development option to increase the existing accommodation by up to 50%.

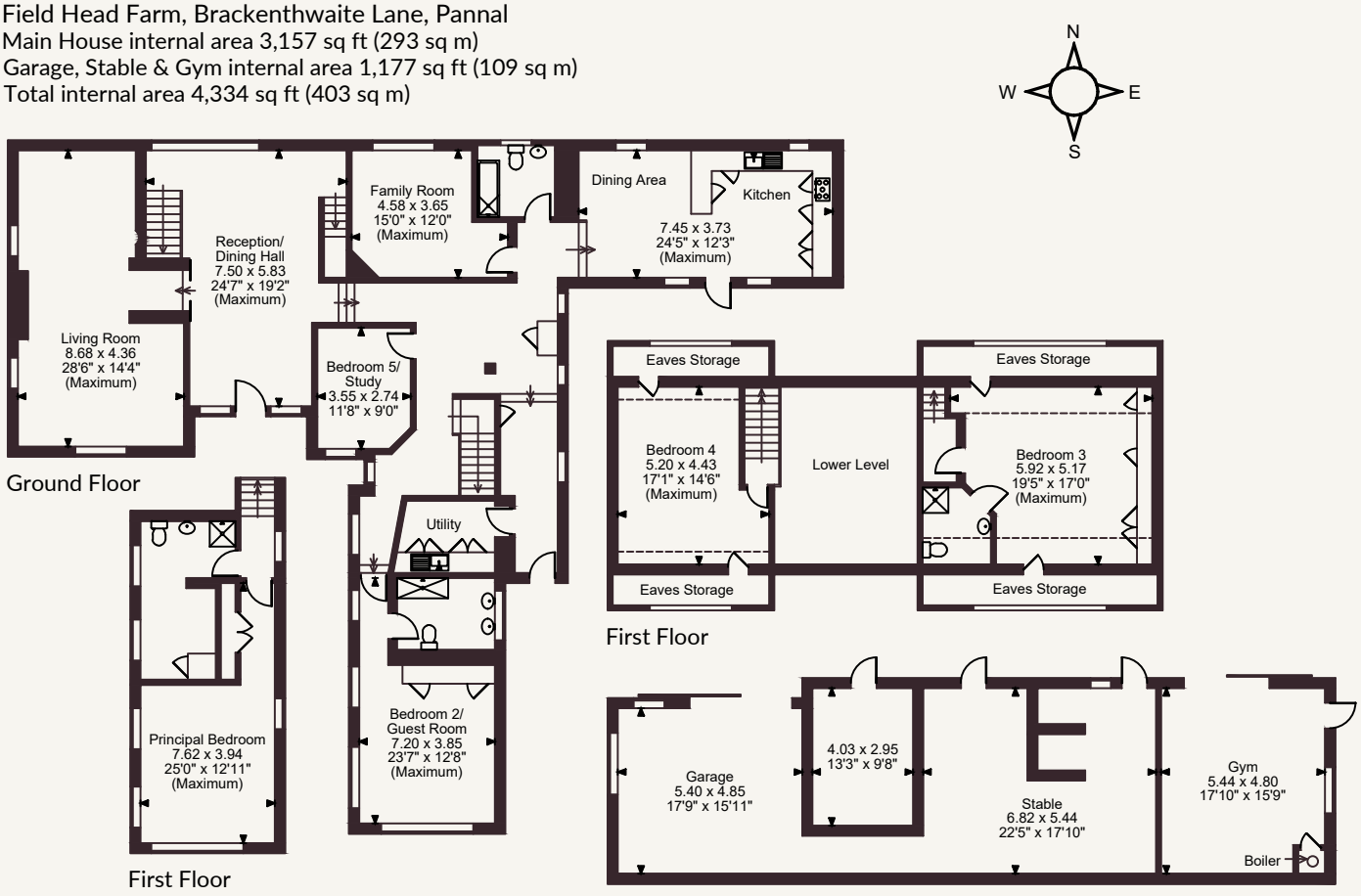


The property is approached through electric sliding gates, opening onto a generous driveway with ample parking. Outbuildings include a garage, home gym and stable block, with consent granted for conversion to a two-bedroom bungalow (Planning ref: HGT22/04775/FUL (Field Head Cottage - bungalow), HGT21/04678/FUL (House extension). The gardens are laid mainly to level lawns, complemented by mature trees and established planting. To the rear, a sheltered walled courtyard provides an ideal setting for outdoor dining, while a paddock suitable for equestrian use completes the grounds, which enjoy far-reaching views towards Almscliffe Crag and the surrounding North Yorkshire countryside.

**Location**
Pannal offers a village shop, post office, primary school, church, public houses and a railway station, while nearby Harrogate provides an extensive range of shopping, leisure and cultural facilities. The market towns of Knaresborough and Wetherby are also accessible, with Leeds offering a comprehensive range of commercial, retail and entertainment opportunities
The area is well served by highly regarded schools, including Harrogate Grammar School and St Aidan's Church of England High School, together with a number of excellent independents such as Ashville College and Brackenfield School, with Queen Ethelburga's College and The Grammar School at Leeds also within reach.
Communications are excellent, with Pannal railway station providing regular services to Harrogate, Leeds and York, while the A61 and A658 offer convenient road connections and the A1(M) links to the wider motorway network. Leeds Bradford Airport is also easily accessible for domestic and international travel.

Postcode region: HG3
**General**
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority
Local Authority: North Yorkshire County Council
Services: Mains electricity and water. Oil central heating. High-speed internet access. Private drainage which we believe to be compliant.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Field Head Farm, Brackenthwaite Lane, Pannal
Main House internal area 3,157 sq ft (293 sq m)
Garage, Stable & Gym internal area 1,177 sq ft (109 sq m)
Total internal area 4,334 sq ft (403 sq m)

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The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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